## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

## for February 4, 2004 PLANNING COMMISSION MEETING

P.A.S.: Street & Alley Vacation #03020

**PROPOSAL:** Vacate the east-west alley between South St. and Saylor St. west of

55<sup>th</sup> St.

**LOCATION:** 55<sup>th</sup> St. and South St.

**LAND AREA:** Approximately 4,180 sq. ft.

**CONCLUSION:** The vacation of this alley conforms to the Comprehensive Plan.

**RECOMMENDATION:** Conforms to the Comprehensive Plan

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** East-west alley of Block 9 Second Addition to Normal, from

the east line of Outlot "A", Midtown Business Park to the west

line of South 55th St.

### SURROUNDING LAND USE AND ZONING:

North: R-2 Residential Single family dwellings and parking lot.

South: B-1 Local Business Office building

East: R-2 Residential Single family/two family dwellings
West: Parking lot, proposed office buildings.

#### HISTORY:

October 29, 2003 Midtown Business Park final plat was approved by the

Planning Director.

**September 22, 2003** Use Permit #153, Midtown Business Park, was approved by

City Council

**September 22, 2003** Special Permit 638A, for a parking lot in a residential district

was approved by City Council.

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**COMPREHENSIVE PLAN SPECIFICATIONS:** The Land Use Map of the 2025 Comprehensive Plan designates this area as Commercial to the south and Urban Residential to the north.

**UTILITIES:** There are existing electrical and cable lines. There is one

street light in the alley.

**TRAFFIC ANALYSIS:** S. 55<sup>th</sup> St. is a local street.

### **ANALYSIS:**

- 1. When Use Permit 153 and Special Permit 638A were submitted, the applicant stated that the alley vacation would be submitted at a later date.
- 2. There is one street light in the alley. Currently the City pays a monthly fee to LES. This street light must either be removed or the applicant must pay the monthly fee to LES.
- 3. The alley serves as access to a parking lot and one house. The house has a garage that takes access from the alley. The City will retain the public access easement when the City sells the vacated alley. This will allow access to the garage for the homeowner.
- 4. The alley is not a through alley. It terminates at the east line of Outlot "A", Midtown Business Park. Outlot "A" is a proposed parking lot.
- 5. Upon approval of this request, the alley approach must be removed and replaced with curb & gutter. Applicant must post a surety in the amount of \$1,000.00 to guarantee the work.

# BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDATHE FOLLOWING MUST BE COMPLETED:

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.
- 1.2 Post a bond in the amount of \$1,000.00 to guarantee the removal of the alley approach and construction of new curb, gutter and sidewalk.
- 1.3 An agreement with LES to either remove the street light or that the applicant pay the monthly fee must be established.

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Prepared by:

Tom Cajka Planner

**DATE:** January 21, 2004

**APPLICANT:** West Point L.L.C.

3730 south 14<sup>th</sup> St. Lincoln, NE 68502 (402) 434-5450

**OWNER:** same as applicant

**CONTACT:** Brian D. Carstens

Brian D. Carstens & Associates 601 Old Cheney Rd. Suite "C"

Lincoln, NE 68512 (402) 434-2424



## Street & Alley Vacation #03020 S. 55th & South St. 'O' St.

**Zoning:**R-1 to R-8Residential District Agricultural District AG

AGR Agricultural Residential District

R-C Residential Convervation District

0-1 Office District

Suburban Office District 0-2 O-3 Office Park District

Residential Transition District R-T

B-1

Local Business District

B-2 Planned Neighborhood Business District

Commercial District B-3

Lincoln Center Business District B-4

B-5 Planned Regional Business District

H-1 Interstate Commercial District H-2 Highway Business District

H-3 Highway Commercial District

H-4 General Commercial District

Industrial District I-1

Industrial Park District 1-2 I-3 **Employment Center District** 

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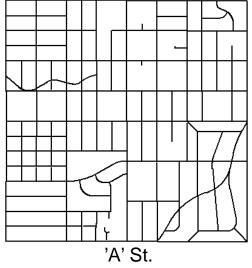
Public Use District

One Square Mile Sec. 29 T10N R7E





S. 40th St.



S. 56th St.

Lincoln City - Lancaster County Planning Dept.